Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1 RIVETTE WAY SANDHURST VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or rang betwee		\$800,000	&	\$859,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$1,006,750	Prop	erty type	House		Suburb	Sandhurst		
Period-from	01 Oct 2023	to	30 Sep 2	024	Source		Corelogic		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 PEMBERTON LANE SANDHURST VIC 3977	\$860,000	04-Jun-24
37 WATERSIDE CIRCUIT SANDHURST VIC 3977	\$800,000	07-May-24
2 VIEWMOUNT PLACE SANDHURST VIC 3977	\$785,000	13-Jul-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 October 2024

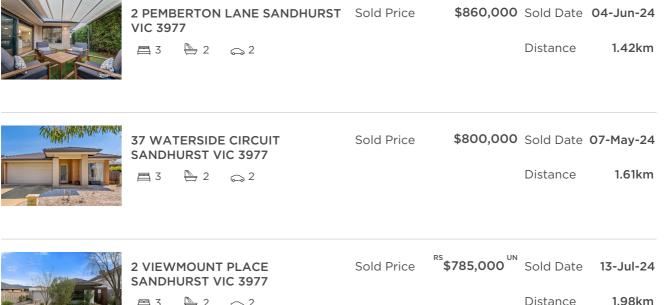


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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